



City of Milwaukee
Text File
As of January 15, 2004
Ordinance

200 E. Wells Street
Milwaukee, Wisconsin
53202

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Status: In Council-Passage

Version: 1

Sponsors: ALD. WITKOWSKI and ALD. BREIER

A substitute ordinance relating to limited use standards for certain uses in industrial zoning districts.

This ordinance makes the following changes to the regulations for industrial zoning districts:

1. A mixed-waste processing facility or a heavy motor vehicle repair facility or body shop located within 150 feet of a residential zoning district shall be permitted as a limited use in an industrial-light (IL) or industrial-heavy (IH) zoning district only if the use is totally enclosed within a building and does not operate between the hours of 7 p.m. and 7 a.m. (There are additional limited use standards for the 2 heavy motor vehicle-related uses). Currently, these uses are required to meet one of these standards, but not both, in order to be permitted as a limited use.
2. A material reclamation facility located within 150 feet of a residential district shall be permitted as a limited use in the industrial-heavy (IH) district only if the facility does not operate between the hours of 7 p.m. and 7 a.m. (This is in addition to an existing limited use standard requiring the facility to be contained entirely within a building, regardless of the facility's distance from a residential district).
3. The classification of heavy motor vehicle outdoor storage in an industrial-light (IL) district is changed from limited use to special use.

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Table 295-803-1 of the code is amended to read:

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE

Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use Zoning Districts

Uses	IO1/IO2	IL1/IL2	IM	IH
RESIDENTIAL USES				
Single-family dwelling	N	N	Y	N
Two-family dwelling	N	N	Y	N
Multi-family dwelling	N	N	Y	N
Attached single-family dwelling	N	N	Y	N
Live-work unit	N	N	Y	N
Mobile home	N	N	N	N
Watchman/service quarters	Y	Y	N	Y

Family day care home N N Y N

Group Residential

Rooming house N N S N

Convent, rectory or monastery N N Y N

Dormitory N N S N

Fraternity or sorority N N S N

Adult family home N N L N

Foster Homes

Foster family home N N Y N

Small foster home N N L N

Group home or group foster home N N L N

Shelter Care Facilities

Family shelter care facility N N Y N

Small group shelter care facility N N L N

Large group shelter care facility N N S N

Community living arrangement N N L N

Transitional living facility N N S N

EDUCATIONAL USES

Day care center S S L S

School, elementary or secondary N N Y N

College S S S N

School, specialty or personal instruction S S S N

COMMUNITY-SERVING USES

Library N N Y N

Cultural institution N N L N

Community center N N S N

Religious assembly N N S N

Cemetery or other place of interment N N N N

Public safety facility Y Y Y Y

Correctional facility N N N N

COMMERCIAL AND OFFICE USES

General office Y Y Y L

Government office Y Y Y L

Bank or other financial institution S S Y N

Currency exchange, payday loan or title loan agency N N S N

Retail establishment, general N N Y N

Garden supply or landscaping center N Y Y N

Home improvement center N Y Y N

Secondhand store N N S N

Outdoor merchandise sales N N L N

Artist studio N Y Y N

Adult retail establishment N N S N

HEALTH CARE AND SOCIAL ASSISTANCE

Medical office S N S N

Health clinic L N S N

Hospital N N N N

Medical research laboratory	Y	Y	Y	N
Medical service facility	N	S	N	N
Social service facility	N	S	S	N
Emergency residential shelter	N	N	N	N
Nursing home	N	N	N	N
GENERAL SERVICE USES				
Personal service	N	N	Y	N
Business service	Y	S	Y	N
Building maintenance service	S	Y	S	N
Catering service	S	Y	Y	N
Funeral home	N	N	N	N
Laundromat	N	N	Y	N
Dry cleaning establishment	N	N	Y	N
Furniture and appliance rental and leasing	N	N	Y	N
Household maintenance and repair service	N	Y	Y	N
Tool/equipment rental facility	N	Y	Y	N
Animal Services				
Animal hospital/clinic	N	Y	L	Y
Animal boarding facility	N	Y	L	Y
Animal grooming or training facility	N	Y	L	Y
MOTOR VEHICLE USES				
Light Motor Vehicle				
Sales facility	N	S	S	S
Rental facility	L	S	S	S
Repair facility	N	S	S	L
Body shop	N	S	S	L
Outdoor storage	N	Y	S	Y
Limited wholesale facility	Y	Y	Y	Y
Heavy Motor Vehicle				
Sales facility	N	Y	S	Y
Rental facility	N	Y	S	Y
Repair facility	N	L	S	L
Body shop	N	L	S	L
Outdoor storage	N	[[L]]	>>S<<	S Y
General Motor Vehicle				
Filling station	S	S	S	S
Car wash	S	S	S	S
Drive-through facility	S	S	S	S
Parking				
Parking lot, principal use	Y	Y	L	Y
Parking lot, accessory use	Y	Y	L	Y
Parking structure, principal use	Y	Y	L	Y
Parking structure, accessory use	L	L	L	L
Heavy motor vehicle parking lot, principal use	S	L	L	Y
Heavy motor vehicle parking lot, accessory use	Y	Y	Y	Y
ACCOMODATION AND FOOD SERVICE USES				

Bed and breakfast N N Y N

Hotel, commercial L N Y N

Hotel, residential N N Y N

Tavern L L Y L

Assembly hall S S S N

Restaurant, sit-down L L Y L

Restaurant, fast-food/carry-out L L L L

ENTERTAINMENT AND RECREATION USES

Park or playground S S S S

Festival grounds N N N N

Recreation facility, indoor N S Y N

Recreation facility, outdoor N N S N

Health club L L Y N

Sports facility N S S N

Gaming facility N S N N

Theater N N Y N

Convention and exposition center S N S N

Marina Y Y Y Y

Outdoor racing facility N N N S

Adult entertainment establishment N N N N

STORAGE, RECYCLING AND WHOLESALE TRADE USES

Recycling collection facility S Y S Y

Mixed-waste processing facility N L S L

Material reclamation facility N N N L

Salvage operation, indoor L L L L

Salvage operation, outdoor N S S S

Wholesale and distribution facility, indoor Y Y Y Y

Wholesale and distribution facility, outdoor S Y S Y

Storage Facilities

Indoor Y Y Y Y

Outdoor N Y S Y

Hazardous materials N N N S

TRANSPORTATION USES

Ambulance service Y Y S Y

Ground transportation service S Y S Y

Passenger terminal Y Y Y Y

Helicopter landing facility S S S S

Airport N Y N N

Ship terminal or docking facility N Y N Y

Truck freight terminal N S S L

Railroad switching, classification yard or freight terminal N Y Y Y

INDUSTRIAL USES

Manufacturing, light Y Y Y Y

Manufacturing, heavy N S S Y

Manufacturing, intense N N N S

Research and development Y Y Y Y

Processing or recycling of mined minerals N N N S

Contractor's shop S Y Y Y

Contractor's yard S Y Y Y

AGRICULTURAL USES

Plant nursery or greenhouse Y Y Y Y

Raising of crops or livestock Y Y Y Y

UTILITY AND PUBLIC SERVICE USES

Broadcasting or recording studio Y S Y S

Transmission tower L L L L

Water treatment plant Y Y Y Y

Sewerage treatment plant N Y N Y

Power generation plant N S N Y

Substation/distribution equipment, indoor S Y S Y

Substation/distribution equipment, outdoor L Y L Y

TEMPORARY USES

Seasonal market L L L L

Temporary real estate sales office L L L L

Concrete/batch plant, temporary L L L L

Live entertainment special event L L L L

Part 2. Section 295-803-2-L-4 of the code is amended to read:

295-803. Uses.

2. LIMITED USE STANDARDS.

L. Heavy Motor Vehicle Repair Facility, Heavy Motor Vehicle Body Shop or Heavy Motor Vehicle Outdoor Storage.

L-4. If the use is located within 150 feet of a residential district, it shall be totally enclosed >>within a building<< [[or]] >>and<< it shall not operate between the hours of 7 p.m. and 7 a.m.

Part 3. Section 295-803-2-v of the code is amended to read:

v. Mixed-waste Processing Facility. If the use is located within 150 feet of a residential district >>, << it shall be totally enclosed >>within a building<< [[or]] >>and<< it shall not operate between the hours of 7 p.m. and 7 a.m.

Part 4. Section 295-803-2-w of the code is amended to read:

w. Material Reclamation Facility. The use shall be contained entirely within a building >>and, if located within 150 feet of a residential district, shall not operate between the hours of 7 p.m. and 7 a.m.<<

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JDO

12/19/03

